

COUNTY OF SAN DIEGO TRACT 5406RPL2
CONDOMINIUM TENTATIVE MAP

NOTES

1. WHERE REQUIRED, PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATION
2. EXISTING AND PROPOSED ZONING: RU-7
3. TOTAL AREA: 2.08 ACRES GROSS, 1.94 ACRES NET
ALL ACREAGE IS GROSS AND NET UNLESS OTHERWISE SPECIFIED
4. SEWER: Rancho Santa Fe Community Services District
5. WATER: Santa Fe Irrigation District
6. FIRE PROTECTION: Rancho Santa Fe Fire Protection District
7. STREET LIGHTS: WAIVER REQUESTED. (DARK SKY POLICY)
8. GRADING: PROPOSED AS SHOWN (SEE PRELIMINARY GRADING/BMP EXHIBIT)
9. TAX ASSESSORS' PARCEL NO.: 266-291-19.
10. CONTOUR INTERVAL: 2'
11. SOURCE OF TOPOGRAPHY: Flown Aerial, supplemented with Hand Shot Topo by SDE.
12. COMMUNITY PLAN DESIGNATION: San Dieguito
13. GENERAL PLAN LAND-USE DESIGNATION: Residential 6
14. GENERAL PLAN REGIONAL CATEGORY: CUD (Current Urban Development Area)
15. MINIMUM LOT SIZE: 6000SF (County of San Diego)
16. TOTAL NUMBER OF LOTS: 1
17. SCHOOLS:
HIGH SCHOOL: San Dieguito Union High School District
ELEMENTARY: Rancho Santa Fe Elementary
18. IMPROVEMENTS FOR THIS SUBDIVISION WILL NOT BE CONSTRUCTED UNDER SPECIAL ASSESSMENT PROCEEDINGS.
19. STREETS TO BE DESIGNED IN ACCORDANCE WITH COUNTY STANDARDS.
20. STATUS OF LEGAL ACCESS: Camino Selva (Public)
21. TAX RATE AREA: 71002
22. LEGAL DESCRIPTION: PARCEL "B" OF CERTIFICATE OF COMPLIANCE, B/C 04-0150 RECORDED AS DOCUMENT NO. 2004-0881600.

THIS IS A MAP OF A CONDOMINIUM PROJECT DEFINED IN SECTION 1350 OF THE GOVERNMENT CODE PURSUANT TO THE SUBDIVISION MAP ACT, AND CONTAINS A MAXIMUM OF 6 UNITS.

SOLAR STATEMENT:
EACH LOT HAS UNOBSTRUCTED ACCESS TO SUNLIGHT TO AT LEAST 100 SQ. FT. OF AREA PER SECTION 81401 (N), ORDINANCE NO. 5589

PARKING NOTE:
EACH UNIT PROPOSES A 2 CAR GARAGE. 2 ADDITIONAL GUEST SPACES ARE PROPOSED.

LEGEND:

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING 60' RIGHT-OF-WAY
- BUILDING SETBACK
- EASEMENT LINE

PROPERTY OWNER AND SUBDIVIDER:

LOS ARBOLADOS LIMITED PARTNERSHIP, LTD
PO BOX 444
RANCHO SANTA FE, CA 92067
(858) 756.2422

SIGNATURE: SUSAN CLOTFELTER WINETT
BY: THOMAS CLOTFELTER, AUTHORIZED AGENT

DATE

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DATE

SIGNATURE: THOMAS CLOTFELTER

DATE

PREPARED BY:

SAN DIEGUITO ENGINEERING, INC. (SDE)
4407 MANCHESTER AVENUE, SUITE 105
ENCINITAS, CA 92024
(760) 753.5525

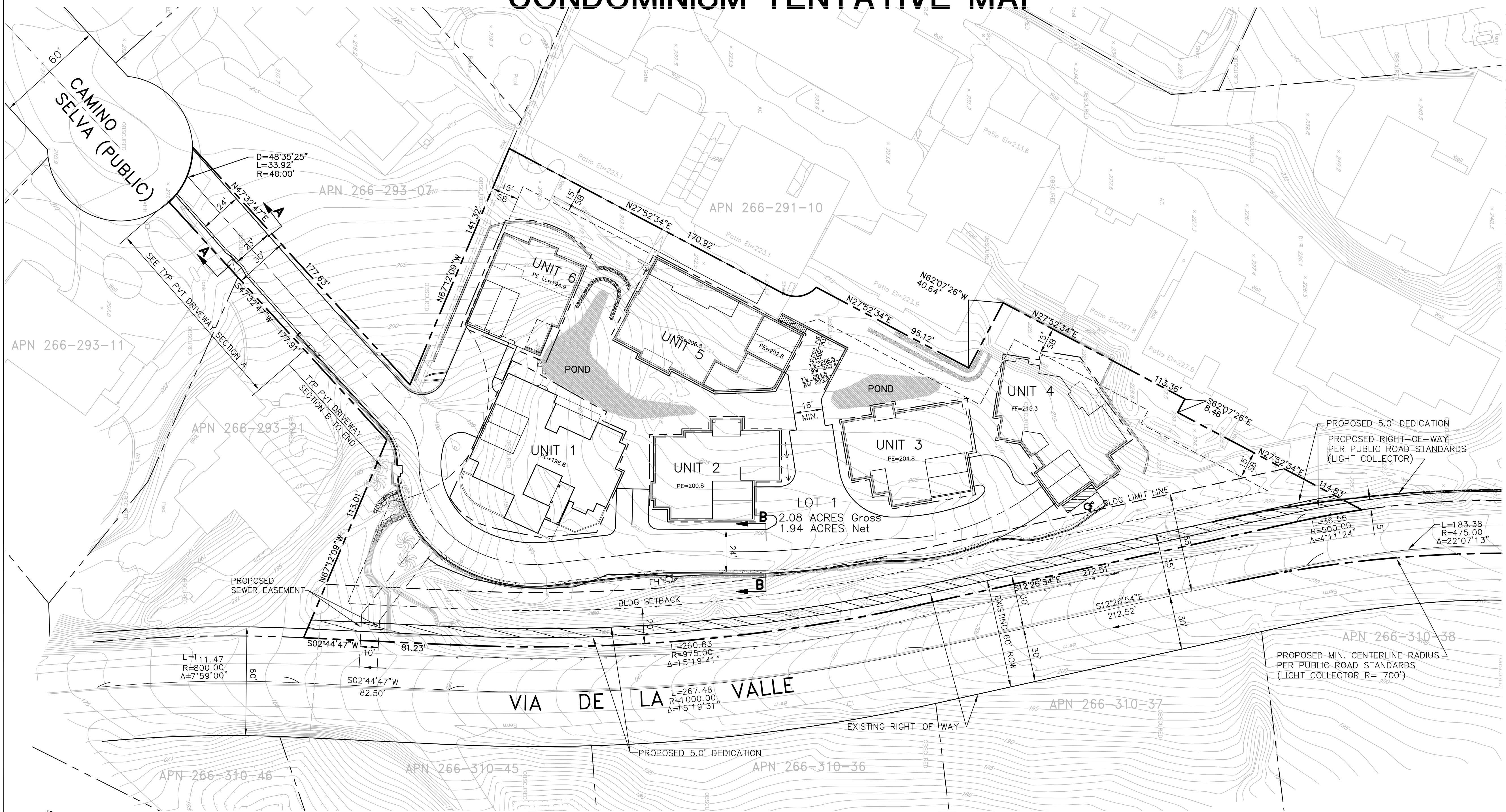


IVAN R. FOX
RCE 38144

DATE

SHEET 1 OF 1

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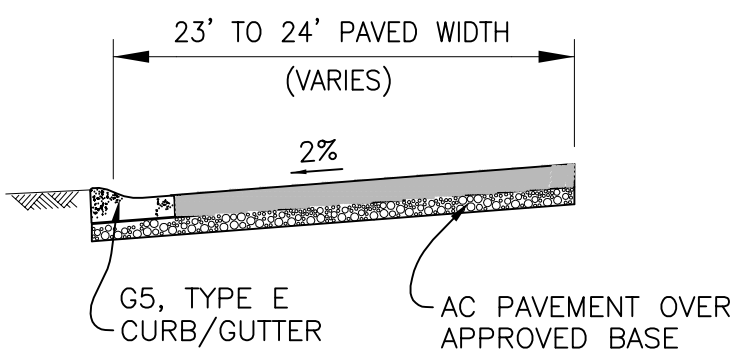
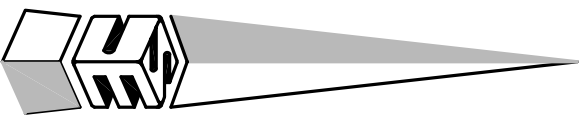
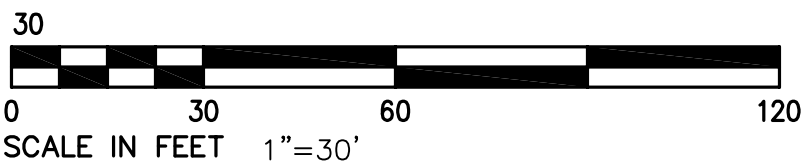


VICINITY MAP
NOT-TO-SCALE

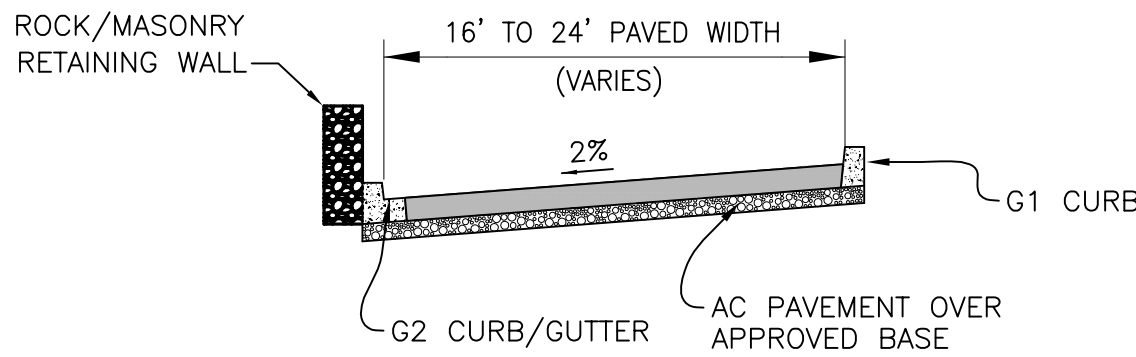
SAN DIEGUITO ENGINEERING, INC
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PHONE: (760) 753-5525

**CIVIL ENGINEERING • PLANNING
LAND SURVEYING**

USE REGULATIONS	EXISTING
NEIGHBORHOOD REGS	Q
DENSITY	7.26
LOT SIZE	6,000 SQFT
BUILDING TYPE	K
MAX FLR AREA	-
FLR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	H
OPEN SPACE	-
SPECIAL AREA REGS	-



TYPICAL PRIVATE DRIVEWAY SECTION A
NOT-TO-SCALE



TYPICAL PRIVATE DRIVEWAY SECTION B
NOT-TO-SCALE